



**GRASSROOTS**  
REALTY GROUP

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**110351 Range Road 181**  
**Rural Mackenzie County, Alberta**

**MLS # A2198894**



**\$288,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	13.80 Acres		
<b>Lot Feat:</b>	Private		

**Heating:** Forced Air

**Floors:** Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** ICF Block

**Features:** Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** Cistern

**Sewer:** Open Discharge

**Condo Fee:** -

**LLD:** 14-110-19-W5

**Zoning:** A

**Utilities:** -

**Inclusions:** 3 Sheds, Cold Storage, Pump House

Nothing quite compares to this picturesque country living on 13.8 acres only 15 minutes east of town with endless fresh air, the clear Alberta blue sky and privacy. The storybook setting that embraces you in the peaceful elements and a life lived with balance in nature. From a quiet rural road a circular driveway welcomes you to this lovely 4 bedroom ,2 bath home . Before entering this warm and inviting home ,spend a quiet moment relaxing on the lovely deck savoring the beauty and tranquility of the peaceful setting, the soft whispers of the wind in the trees and the endless birdsong echoing . You won't have to worry where your produce is coming from with garden space galore . Once you step inside, you are greeted by a great size entrance leading into the bright Sitting Room that flows into the Dining Room connected to the heart of the home showcasing an island and garden doors opening onto the deck. The Primary Suite boasts a HUGE walk-in closet as well as an en-suite with a soaker tub to relax and enjoy the stillness that surrounds. There are another 3 great sized bedrooms and main bath as well as plenty of storage space including a separate Laundry Room . Complete with 3 sheds to store all the toys and treasures! Let your imagination flow and add some of your own design and landscape to the outdoors , the possibilities are endless here. Enjoy the evenings around a campfire and watch the Northern lights dance in the middle of Mother Nature's playground. The ultimate in peace and tranquility is waiting for you to enjoy on this private acreage. You may just NEVER want to leave...